

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12483, of the American Trucking Association, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue the use of a private parking lot for five years in the R-5-D District at the premises 1627-29-31 "O" Street, N. W., Square 181, Lots 94 and 847.

HEARING DATE: September 27, 1977

DECISION DATE: October 11, 1977

FINDINGS OF FACT:

1. The subject property is located on the north side of "O" Street, between 16th and 17th Streets, N. W., in an R-5-D Zone District.

2. The subject property is operated by and serves the needs of the American Trucking Association for automobiles of employees, offices and visitors. This lot is presently operated pursuant to this Board's previous Order 11139, dated January 31, 1973 and 11228, dated January 31, 1973.

3. The applicant proposes the continuation of a private parking facility, for a period of five years. The applicant has plans for development of new office facilities which will be processed as a planned unit development.

4. The lot is a non-attendant parking facility with cars parked row-on-row.

5. This lot is open for private parking between 8:30 A.M. and 5:00 P.M. The applicant testified that the lot is no longer fenced in at night pursuant to requests from a D. C. Police Department and other law enforcement agencies.

6. Dupont Circle Advisory Neighborhood Commission 2-B recommended a two year extension with the hope that the lot would eventually be phased out.

7. The Dupont Circle Citizens Association recommended a one-year approval.

8. North Dupont Community Association opposed the application on the grounds that the area has an adequate supply of parking, and is well serviced by public transportation.

9. The Municipal Planning Office by report dated September 22, 1977 recommended approval of the application for a period not to exceed four years.

10. The Department of Transportation by report dated September 29, 1977, recommended a four year approval of this application.

CONCLUSIONS OF LAW:

The Board concludes that the continued use of this parking facility is not likely to become objectionable to adjoining and nearby property. The Board is of the opinion that the present character or future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity. It is therefore ORDERED that this application is hereby GRANTED for a period of FOUR (4), YEARS, subject to the following conditions:

a. Permit shall issue for a period of (4) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i. Landscaping plans must be approved by the Department of Transportation.

j. Use of this lot is restricted to private automobiles. No commercial vehicles or trucks.

VOTE: 5-0 (Chloethiel Woodard Smith, John G. Parsons, Charles R. Norris, William F. McIntosh, and Leonard L. McCants to grant).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 2 NOV 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.